| 030.0 | 0004 | 0001.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,004,900 | / | 1,004,900 |
| USE VALUE: | 1,004,900 | / | 1,004,900 |
| ASSESSED: | 1,004,900 | / | 1,004,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 170 | | BROADWAY, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CARRIG ROBERT/JAMES/NANCY JANE |
| Owner 2: | MURPHY REAL EST HOLDINGS LLC |
| Owner 3: | |
| Street 1: | C/O THAYER & ASSOC |
| Street 2: | PO BOX 400196 |
| Twn/City: | CAMBRIDGE |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02140 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CARRIG ROBERT/JAMES/NANCY JANE - |
| Owner 2: | MURPHY REAL EST HOLDINGS LLC - |
| Street 1: | C/O THAYER & ASSOC |
| Twn/City: | CAMBRIDGE |
| St/Prov: | MA Cntry: |
| Postal: | 02140 |

## NARRATIVE DESCRIPTION

This parcel contains 5,164 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1938, having primarily Brick Exterior and 3196 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R5 | APTS LOW | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 111 | 5164.000 | 589,300 | 1,700 | 413,900 | 1,004,900 |
| Total Card | 0.119 | 589,300 | 1,700 | 413,900 | 1,004,900 |
| Total Parcel | 0.119 | 589,300 | 1,700 | 413,900 | 1,004,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.42 | /Parcel: 314.4

**Legal Description**

**User Acct** 21050

**GIS Ref**

**GIS Ref**

Entered Lot Size

Total Land:

Land Unit Type:

**Insp Date** 11/07/18

!2531!

## PREVIOUS ASSESSMENT

Parcel ID 030.0-0004-0001.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 111 | FV | 558,300 | 1700 | 5,164. | 413,900 | 973,900 | 973,900 | Year End Roll | 12/18/2019 |
| 2019 | 111 | FV | 474,700 | 1800 | 5,164. | 439,800 | 916,300 | 916,300 | Year End Roll | 1/3/2019 |
| 2018 | 111 | FV | 474,700 | 1800 | 5,164. | 320,800 | 797,300 | 797,300 | Year End Roll | 12/20/2017 |
| 2017 | 111 | FV | 444,900 | 1800 | 5,164. | 279,400 | 726,100 | 726,100 | Year End Roll | 1/3/2017 |
| 2016 | 111 | FV | 444,900 | 1800 | 5,164. | 238,000 | 684,700 | 684,700 | Year End | 1/4/2016 |
| 2015 | 111 | FV | 400,300 | 1900 | 5,164. | 232,800 | 635,000 | 635,000 | Year End Roll | 12/11/2014 |
| 2014 | 111 | FV | 400,300 | 1900 | 5,164. | 191,400 | 593,600 | 593,600 | Year End Roll | 12/16/2013 |
| 2013 | 111 | FV | 400,300 | 1900 | 5,164. | 182,100 | 584,300 | 584,300 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 17:55:27 |

## LAST REV

| Date | Time |
|---|---|
| 11/18/19 | 14:43:15 |

jorourke

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2531

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MURPHY OLIVE R | 1407-23 | 1 | 10/10/2019 | Convenience | 10 | No | No | | |
| CARRIG ROBERT/J | 01196-38 | | 10/28/2011 | Estate/Div | 1 | No | No | | |
| CARRIG OLIVE | 1196-38 | | 11/3/1998 | Family | 1 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 21050 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/7/2018 | MEAS&NOTICE | HS | Hanne S |
| 2/24/2009 | Measured | 197 | PATRIOT |
| 2/14/2000 | Measured | 197 | PATRIOT |
| 12/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 111 | Apts. 4-8 | | 5164 | | Sq. Ft. | Site | | 0 | 80. | 1.00 | 1 | | | Med. Tr | -10 | | | | | 413,941 | | | | | | 413,900 | |

Total AC/HA: 0.11855 | Total SF/SM: 5164 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 413,941 | Spl Credit | Total: 413,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 20 - Apts 4-8 | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 4 | Total: | 4 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1938 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | 0 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 4 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 4 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 140.00 |
| Size Adj.: | 0.97853565 |
| Const Adj.: | 1.06049991 |
| Adj $ / SQ: | 145.283 |
| Other Features: | 190000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 723974 |
| Depreciation: | 134659 |
| Depreciated Total: | 589315 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 4 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 12 | | BRs: 4 | | | Baths: 4 | | | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

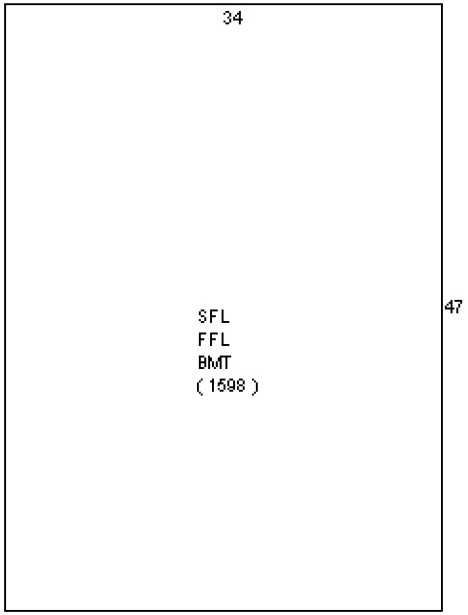
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 4 | 3 | 1 | M |
| Totals | | | |
| 4 | 12 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 145.28 |
| Special Features: | 0 | Val/Su Net: | 122.92 |
| Final Total: | 589300 | Val/Su SzAd | 184.39 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,598 | 43.580 | 69,649 |
| FFL | First Floor | 1,598 | 145.280 | 232,163 |
| SFL | Second Floor | 1,598 | 145.280 | 232,163 |
| | Net Sketched Area: | 4,794 | Total: | 533,975 |
| Size Ad | 3196 | Gross Are | 4794 | FinArea 3196 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 030.0-0004-0001.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 85 | Paving | D | Y | 1 | 600 | A | AV | 1985 | 4.00 | T | 27.2 | 111 | | | 1,700 | | | 1,700 |

More: N | Total Yard Items: 1,700 | Total Special Featues: | Total: 1,700